



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, October 22, 2025

9:00 AM

No meeting scheduled

DRC

PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

HEATHROW SQUARE - PRELIMINARY SUBDIVISION PLAN

[2025-971](#)

Project Number: 25-55100003

Project Description: Proposed Preliminary Subdivision Plan for 4 commercial lots on 11.02 acres in the PD Zoning District located on the northwest corner of W Lake Mary Blvd and International Pkwy

Project Manager: Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)

Parcel ID: 12-20-29-300-0060-0000+

BCC District: 5-Herr

Applicant: Ryan Stahl (407) 628-0077

Consultant: Brent Lenzen (407) 427-1610

Attachments: [APPLICATION](#)
[COMMENTS](#)

SHOTVET CORPORATE HEADQUARTERS - PRE-APPLICATION[2025-972](#)**Project Number:** 25-80000107**Project Description:** Proposed Site Plan for a office building with vehicle storage on 1.67 acres in the OP Zoning District located on the south side of EE Williamson Rd, west of I-4**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 35-20-29-501-0000-003B**BCC District:** 3-Constantine**Applicant:** Wesley Borgman (407) 731-0000**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-971

Title:

HEATHROW SQUARE - PRELIMINARY SUBDIVISION PLAN

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SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-55100003

RECEIVED 09/12/2025
PAID 09/16/2025

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☒ PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
☐ FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
☐ FINAL PLAT (FP)	\$1,500.00
☐ MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Heathrow Square

PARCEL ID #(S): 12-20-29-300-0060-0000, 12-20-29-300-001C-0000

NUMBER OF LOTS: 4 ☐ SINGLE FAMILY ☐ TOWNHOMES ☒ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

ARE ANY TREES BEING REMOVED? ☐ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER: SEMINOLE COUNTY UTILITIES

SEWER PROVIDER: SEMINOLE COUNTY UTILITIES

ZONING: PD

FUTURE LAND USE: PD

TOTAL ACREAGE: 11.02

BCC DISTRICT: 5: HERR

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Ryan Stahl

COMPANY: EQX-HRP Heathrow, LLC

ADDRESS: 630 S. Maitland Ave., Suite 100

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-628-0077

EMAIL: rstahl@equinox-development.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Brent Lenzen, P.E.

COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S Orange Avenue, Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-427-1610

EMAIL: brent.lenzen@kimley-horn.com

OWNER(S)

NAME(S): EQX-HRP Heathrow, LLC

ADDRESS: 630 S. Maitland Ave., Suite 100

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-628-0077

EMAIL: rstahl@equinox-development.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

- ☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- ☒ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


SIGNATURE OF OWNER/AUTHORIZED AGENT
 (PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
 IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

9.9.25
DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual

 ☐ Corporation

 ☐ Land Trust
☒ Limited Liability Company

 ☐ Partnership

 ☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: SG LM RE HOLDINGS, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Nathan Green	MGR	1275 Lake Heathrow Lane	
Robert Crews	MGR	1275 Lake Heathrow Lane	

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

6/6/25

Owner, Agent, Applicant Signature

[Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2025, by Robert Crews, who is ☐ personally known to me, or ☒ has produced Driver License as identification.



KRISTIN BANKS
Commission # HH 405810
Expires June 4 2027

Signature of Notary Public

[Signature]

Kristin Banks
Print, Type or Stamp Name of Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

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- ☐ Individual

 ☐ Corporation

 ☐ Land Trust
☒ Limited Liability Company

 ☐ Partnership

 ☐ Other (describe): _____

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Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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Name of LLC: EQX-HRP Heathrow, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Ryan Stahl	MGR	630 S. Maitland Avenue, Suite 100	100

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

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7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

6.6.25

Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2025, by Ryan Stahl, who is ☒ personally known to me, or ☐ has produced _____ as identification.



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027

Signature of Notary Public

Kristin Banks
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Ryan Stahl, the owner of record for the following described property [Parcel ID Number(s)] 12-20-29-300-0060-0000, 12-20-29-300-001C-0000 hereby designates Brent Lenzen, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☒ Construction Revision	☒ Final Engineering
☒ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☒ Preliminary Subdivision Plan	☐ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

9.9.25
Date


Property Owner's Signature
Ryan Stahl
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Ryan Stahl (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 9th day of September, 2025.



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027


Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

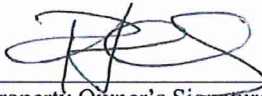
I, SG LM RE HOLDINGS, LLC / Nathan Green, Robert Crews, the owner of record for the following described property [Parcel ID Number(s)] 12-20-29-300-0060-0000; 12-20-29-300-001C-0000 hereby designates Brent Lenzen, P.E. / Kimley-Horn and Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☒ Construction Revision	☒ Final Engineering
☒ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☐ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: PD Minor Amendment

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 6/6/25


Property Owner's Signature

Robert Crews
Property Owner's Printed Name

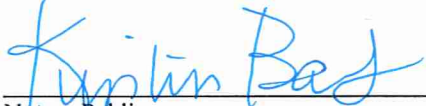
STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Robert Crews (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Driver's license as identification, and who executed the foregoing instrument and sworn an oath on this 6th day of June, 2025.



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027


Notary Public

Property Record CardAA



Parcel: 12-20-29-300-0060-0000
 Property Address: 100 INTERNATIONAL PKWY LAKE MARY, FL 32746
 Owners: EQX-HRP HEATHROW LLC
 2025 Market Value \$15,940,512 Assessed Value \$15,940,512 Taxable Value \$15,940,512
 2024 Tax Bill \$199,011.95
 Retail Center-Anchored property w/1st Building size of 43,340 SF and a lot size of 11.73 Acres

Parcel LocationAA



Site ViewAA



12202930000600000 05/16/2023

Parcel InformationAA

Parcel	12-20-29-300-0060-0000
Property Address	
Mailing Address	630 S MAITLAND AVE STE 100 MAITLAND, FL 32751-3402
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$15,940,512	\$15,066,390
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$15,940,512	\$15,066,390

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$199,011.95
Tax Bill Amount	\$199,011.95
Tax Savings with Exemptions	\$0.00

Owner(s)AA

Name - Ownership Type
 EQX-HRP HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 12 TWP 20S RGE 29E
 BEG 190 FT S 83 DEG 50 MIN 18 SEC E
 OF INT N R/W LAKE MARY BLVD & E
 R/W HEATHROW BLVD RUN N 13 DEG 42
 MIN 25 SEC W 49.98 FT N 66 DEG 21
 MIN 1 SEC W 76.54 FT N 23 DEG 30
 MIN 56 SEC E 167.63 FT S 74 DEG 38
 MIN 58 SEC E 137.77 FT N 18 DEG 45
 MIN 30 SEC E 282.22 FT N 160 FT E
 37 FT N 160.19 FT S 70 DEG 10 MIN
 32 SEC E 943.36 FT S 56 DEG 54 MIN
 18 SEC W 173.44 FT SWLY & WLY ALONG
 CURVE 170.31 FT N 54 DEG 35 MIN 42
 SEC W 54.40 FT S 35 DEG 24 MIN 18
 SEC W 92 FT SLY ALONG CURVE 263.28 FT
 S 6 DEG 53 MIN W 38.63 FT SLY ON
 CURVE 38.96 FT N 83 DEG 50 MIN 18
 SEC W TO BEG (LESS R/W ON S FOR LK
 MARY BLVD & FROM SE COR RUN W
 1404.21 FT N 79 DEG 04 MIN 02 SEC
 W 6.14 FT WLY ALONG CURVE 388.36 FT
 N 83 DEG 50 MIN 18 SEC W 65.95 FT
 NELY ALONG CURVE 38.96 FT N 06 DEG 53
 MIN 00 SEC E 38.63 FT NELY ALONG ELY
 R/W INT'L PKWY 226.89 FT NWLY ALONG
 CURVE 36.39 FT N 35 DEG 24 MIN 18
 SEC E 92 FT S 54 DEG 35 MIN 42 SEC
 E 54.40 FT ELY ALONG CURVE 36.11 FT
 NELY ALONG CURVE 79.40 FT N 38 DEG 55
 MIN 15 SEC W 49.88 FT TO POB RUN
 N 80 DEG 47 MIN 37 SEC W 31.19 FT
 N 51 DEG 21 MIN 48 SEC W 51.34 FT
 N 09 DEG 12 MIN 23 SEC E 120.89 FT
 S 79 DEG 40 MIN 54 SEC E 170.66 FT
 S 54 DEG 12 MIN 23 SEC W 96.64 FT
 S 35 DEG 47 MIN 37 SEC E 34 FT S
 54 DEG 12 MIN 23 SEC W 71.31 FT TO
 BEG)

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$15,940,512	\$0	\$15,940,512
Schools	\$15,940,512	\$0	\$15,940,512
FIRE	\$15,940,512	\$0	\$15,940,512
ROAD DISTRICT	\$15,940,512	\$0	\$15,940,512
SJWM(Saint Johns Water Management)	\$15,940,512	\$0	\$15,940,512

SalesAA

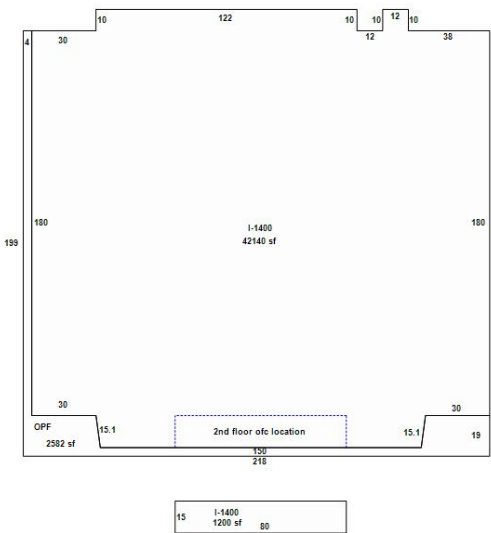
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/25/2021	\$18,200,000	09974/1672	Improved	Yes

WARRANTY DEED	8/1/2001	\$7,350,000	04157/1223	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$10,218,600	02144/0967	Improved	No
WARRANTY DEED	12/1/1986	\$100	01799/0450	Vacant	No

LandAA			
Units	Rate	Assessed	Market
519,721 SF	\$7.16/SF	\$3,721,202	\$3,721,202

Building InformationAA	
#	1
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	43340
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,952,764
Assessed	\$2,351,895

* Year Built = Actual / Effective

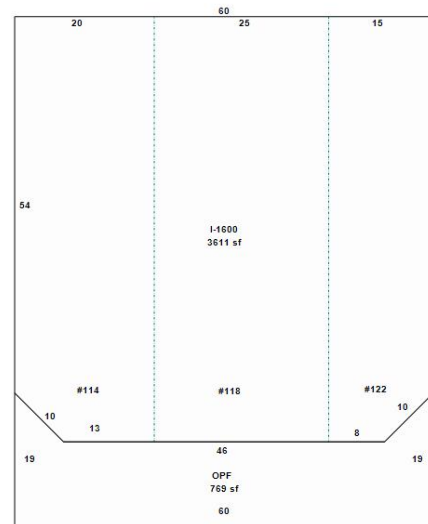


Building 1

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	2582

Building InformationAA	
#	2
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3611
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$364,939
Assessed	\$217,139

* Year Built = Actual / Effective

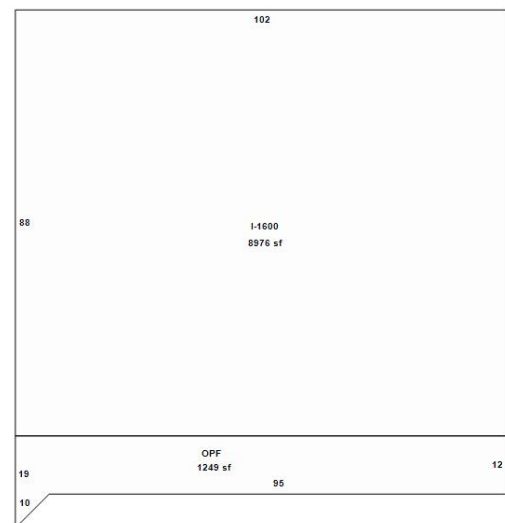


Building 2

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	769

Building InformationAA	
#	3
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	8976
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$880,043
Assessed	\$523,626

* Year Built = Actual / Effective

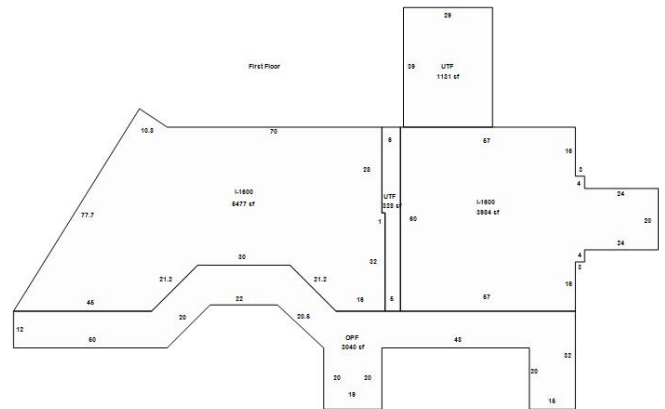


Building 3

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	1249

Building InformationAA	
#	4
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	17726
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$2,369,836
Assessed	\$1,410,052

* Year Built = Actual / Effective

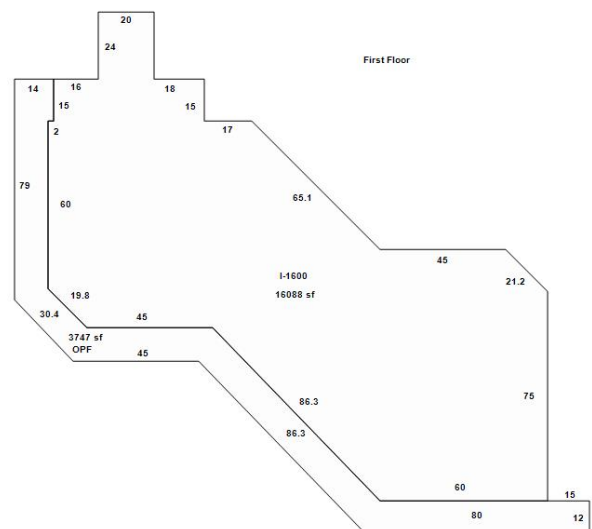


Building 4

AppendagesAA	
Description	Area (ft ²)
OPEN PORCH FINISHED	3040
OPEN PORCH FINISHED	4700
UTILITY FINISHED	328
UTILITY FINISHED	1131

Building InformationAA	
#	5
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	30098
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$3,804,374
Assessed	\$2,263,603

* Year Built = Actual / Effective



Building 5

AppendagesAA	
Description	Area (ft ²)

OPEN PORCH FINISHED	788
OPEN PORCH FINISHED	5052
OPEN PORCH FINISHED	3747

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
03807	100 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL-restaurant	\$2,915		6/8/2021
03166	100 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-3 WALL SIGHS	\$7,000		4/2/2021
14240	120 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,180		9/17/2020
16138	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-	\$1,528		11/19/2019
05133	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-COMMERCIAL	\$1,650		4/10/2019
02997	MECHANICAL- #128	\$10,000		3/14/2019
03631	FIRE SUPPRESSION- #140	\$1,700		4/6/2018
17379	SIGN #140	\$7,990		3/1/2018
00393	100 INTERNATIONAL PKWY: REROOF COMMERCIAL	\$70,725		1/29/2018
01140	REROOF	\$70,725		1/19/2018
05350	ALARM SYSTEM ALTERATION - #184	\$4,800		4/25/2017
04358	WALL SIGN - #184	\$2,280		4/6/2017
04291	ELECTRICAL - #184	\$12,000		4/5/2017
03251	REWORK FIRE SPRINKLER SYSTEM - #184	\$7,345		3/14/2017
01019	WALL SIGN - #120	\$1,800		1/26/2017
00332	INTERIOR BUILD-OUT - #184	\$150,000	5/24/2017	1/10/2017
13252	REPLACE DUKE ENERGY BY-PASS - SAME FOR SAME - QUEST DIAGNOSIS - #140	\$250		11/16/2016
13253	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - HEATHROW CHIROPRACTIC - #120	\$250		11/16/2016
13255	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #124	\$250		11/16/2016
13256	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #128	\$250		11/16/2016
13258	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13261	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13262	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
10753	MECHANICAL - 100 INTERNATIONAL PKWY #130	\$9,500		9/15/2016
11908	MECHANICAL	\$127,700		10/20/2015
09640	REROOF - 100 INTERNATIONAL PKWY	\$15,000		8/26/2015
09642	REROOF	\$6,000		8/26/2015
09643	REROOF	\$27,000		8/26/2015

09501	REROOF	\$52,000		8/21/2015
11026	ALARM SYSTEM ALTERATION	\$24,920		11/18/2014
09332	GROUND & WALL SIGNS	\$40,378		9/18/2014
08776	ELECTRICAL - #110	\$1,500		9/4/2014
07968	REMOVE ALL EXISTING SIGNS - INSTALL NEW WINN-DIXIE ON FRONT & SIDE ELEVATION - INSTALL NEW LIQUOR SIGN ON FRONT ELEVATION - FACE CHANGE ONLY ON PYLON SIGN - #110 - 100 INTERNATIONAL PKWY	\$23,000		8/21/2014
06140	HOOK-UP FACTORY INSTALLED FIRE SUPPRESSION SYSTEM - #110 - WINN DIXIE - 100 INTERNATIONAL PKWY	\$1,125		6/23/2014
05403	ADD & RELOCATE FIRE SPRINKLERS - #110 - 100 INTERNATIONAL PKWY	\$16,153		6/4/2014
04241	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$5,120		5/8/2014
04240	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$42,750		5/8/2014
02858	INTERIOR ALTERATION - #110 - 100 INTERNATIONAL PKWY	\$1,100,000	6/16/2015	4/1/2014
09451	MECHANICAL - #240	\$6,140		11/12/2013
06681	BEAM REPAIR - #110 - 100 INTERNATIONAL PKWY	\$7,000		8/7/2013
06223	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM MONITORING - #220	\$972		7/23/2013
01688	SIGNS.	\$1,990		4/17/2013
09472	UPGRADE THE EXISTING FIRE SUPPRESSION SYSTEM - #140 - LUIGINO'S	\$1,600		12/21/2012
07351	ADD & RELOCATE FIRE SPRINKLER HEADS - #120	\$2,482		9/27/2012
07088	LETTER WALL SIGN - #120 - QUEST DIAGNOSTICS	\$5,450		9/19/2012
07038	INSTALLATION OF NEW SIGNAGE & CONNECT TO EXISTING ELECTRIC - #112	\$6,133		9/18/2012
06968	MECHANICAL - #240	\$19,914		9/14/2012
06234	INTERIOR ALTERATION - #120	\$137,985	10/24/2012	8/15/2012
06082	DEMOLISH & REMOVE WALK-IN COOLER - #188	\$800		8/10/2012
03974	INTERIOR ALTERATION - #112	\$20,000	8/14/2012	5/29/2012
03833	REMOVE INTERIOR NON-LOADING BEARING WALLS & DELETE ELECTRICAL - #262 - BODY COACH	\$1,850		5/22/2012
07921	CHANGEOUT WALL SIGN - #130 - CVS - 100 INTERNATIONAL PKWY	\$1,800		10/7/2011
01268	WALL SIGN - #124 - CHIROPRACTIC	\$2,300		2/22/2011
01267	WALL SIGN W/LED LIGHTS - #120 - DIVA	\$2,200		2/22/2011
00768	FIRE ALARM SYSTEM INSTALLATION - #176 - ARTHUR MURRAY DANCE STUDIO	\$1,068		2/2/2011
00770	INSTALL WIRELESS RADIO FOR FIRE ALARM MONITORING ONLY - #130 - CVS PHARMACY; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$1,068		2/2/2011

07922	FIRE SPRINKLER SYSTEM INSTALLATION - #124	\$882		10/5/2010
07501	INTERIOR ALTERATION - NO CHANGE OF USE - #124	\$20,000		9/20/2010
05299	INTERIOR ALTERATION - #188	\$111,796		7/1/2009
04612	WALL SIGN	\$2,312		6/9/2009
03228	REROOF	\$176,330		4/28/2009
02846	ELECTICAL MISC/BLDG PMT COMM/FP FIRE NEW CONS/ALTERATIONS	\$18,000		4/15/2009
00853	INSTALL FIRE SPRINKLERS - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$3,195		2/5/2009
00190	SIGN - SUBWAY - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		1/12/2009
11022	INTERIOR ALTERATION - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$70,000	3/2/2009	11/3/2008
10454	INSTALL FIRE SPRINKLERS - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$8,390		10/14/2008
10399	MECHANICAL & CONDENSOR #240	\$5,473		10/13/2008
01039	A/C CHANGEOUT - #240	\$5,473		10/13/2008
08645	INSTALL FIRE SPRINKLERS - WINN DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		8/19/2008
08541	INTERIOR BUILDOUT - #188	\$57,610		8/14/2008
08238	A/C CHANGEOUT - CVS PHARMACY - #130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$7,495		8/5/2008
07076	REMODELING WINN-DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$10,000	9/25/2008	7/2/2008
05575	INSTALL FIRE SPRINKLERS - #240	\$3,385		5/27/2008
05589	RANGE HOOD SUPPRESSION SYSTEM - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,300		5/27/2008
05506	SIGN - #122 - SAMURAI SUSHI; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,000		5/23/2008
04245	INSTALL FIRE ALARM SYSTEM - ADVANCED DERMATOLOGY - #240	\$4,975		4/23/2008
02601	INTERIOR ALTERATION - #240	\$115,000		3/13/2008
02259	INSTALL FIRE SPRINKLERS - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		3/5/2008
01214	REMOVE & REPLACE ROOF-TOP UNIT - #220	\$7,000		2/5/2008
13522	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$59,000	8/12/2008	12/31/2007
09496	REROOF - #128	\$10,490		8/24/2007
05301	MECHANICAL & CHANGEOUT - LUIGINOS	\$3,830		5/17/2007
04773	MECHANICAL & CONDENSOR	\$3,100		5/4/2007
04697	INSTALL FIRE SPRINKLERS - #192	\$2,100		5/3/2007
04702	INSTALL FIRE SPRINKLERS - #188	\$2,100		5/3/2007
03457	INSTALL FIRE SPRINKLERS - #184	\$2,800		4/4/2007
03220	INSTALL FIRE ALARM SYSTEM - SUITE #192	\$1,155		3/29/2007

03222	INSTALL FIRE ALARM SYSTEM - SUITE #188	\$1,155		3/29/2007
02796	INSTALL FIRE ALARM SYSTEM - #184	\$1,200		3/20/2007
02517	TENANT ALTERATION - SUITE #184	\$9,200	6/19/2007	3/13/2007
02375	INSTALL FIRE ALARM SYSTEM - #176 - AUTHOR MURRAY	\$3,200		3/9/2007
02110	INSTALL FIRE SPRINKLERS - AURTHOR MURPHY'S - #176	\$4,000		3/2/2007
01544	TENANT BUILDOUT - #192	\$30,000	8/8/2007	2/14/2007
01198	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$43,995		2/6/2007
01116	WALL SIGN - ARTHUR MURRAY DANCE STUDIO - SUITE #176	\$1,950		2/2/2007
00730	ADD OFFICE & CHANGE ELECTRIC - ARTHUR MURRAY DANCE - #176	\$10,995	3/16/2007	1/23/2007
00722	INTERIOR BUILDOUT - #188	\$125,000	8/8/2007	1/23/2007
12124	INSTALL FIRE SPRINKLERS - #184	\$3,239		10/26/2006
12135	INSTALL FIRE SPRINKLERS - #176	\$3,239		10/26/2006
12004	MECHANICAL & CONDENSOR	\$3,170		10/24/2006
11778	INTERIOR BUILDOUT - #184	\$25,000		10/18/2006
10381	INTERIOR BUILDOUT - #176	\$25,000		9/11/2006
07438	WALL SIGN	\$4,157		6/22/2006
05940	WALL SIGN - SUITE #118; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,365		5/22/2006
05455	INSTALL FIRE SPRINKLERS - #116	\$2,068		5/9/2006
03738	TENANT BUILDOUT - #220	\$100,000	6/23/2006	4/4/2006
03573	WALL SIGN - #128	\$6,500		3/31/2006
02966	INTERIOR BUILDOUT - BARNEY'S COFFEE - SUITE #120	\$120,000	6/22/2006	3/17/2006
01205	REPLACE 5 TON AIR HANDLER	\$3,500		2/2/2006
10107	REPLACE STORM-DAMAGED ENTRY SIGN & INSTALL NEW MONUMENT SIGN; PAD PER PERMIT 126 INTERNATIONAL PKWY	\$25,000		5/20/2005
00358	INTERIOR REMODE - CVS STORE #3920; PAD PER PERMIT 100 INTERNATIONAL PKWY #130	\$50,000		1/6/2005
15261	REPLACING CANOPY DUE TO HURRICANE DAMAGE - LUIGINO'S PASTA & STEAKHOUSE	\$2,450		11/23/2004
15101	REROOF DUE TO HURRICANE DAMAGE - SUITE #1262	\$17,000		11/22/2004
14523	RELOCATE EXISTING SPRINKLER HEADS - #112	\$2,850		11/15/2004
14003	INSTALL SIGN ON WALL FACIA - H & R BLOCK - HOOK-UP TO EXISTING PRIMARY - #112	\$2,100		11/5/2004
10736	INTERIOR RENOVATION FOR H & R BLOCK - #112	\$40,320	11/29/2004	9/17/2004
10323	SWITCHING ECKERD SIGN TO CVS SIGN - SUITE 130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$800		9/10/2004

03891	MECHANICAL & CONDENSOR - #220	\$4,500		4/7/2004
03280	INSTALL FIRE ALARM SYSTEM	\$2,258		3/26/2004
03024	INSTALL FIRE SPRINKLERS/MAIN	\$2,893		3/19/2004
00567	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$0		1/16/2004
13227	ROOF STRUCTURE OVER OPEN SEATING AREA	\$40,000		11/25/2003
11945	WALL SIGN - #120	\$0		10/23/2003
09057	INSTALL FIRE SPRINKLERS/MAIN - #240	\$2,450		8/13/2003
08738	INSTALL FIRE ALARM SYSTEM	\$1,800		8/5/2003
08325	BUILDOUT; #240	\$60,000	11/6/2003	7/24/2003
08327	BUILDOUT - #240	\$60,000		7/24/2003
06274	MECHANICAL & CONDENSOR - #240	\$6,934		6/1/2003
04768	INSTALL FIRE SPRINKLERS/MAIN - #128	\$1,800		5/1/2003
03453	INSTALL FIRE SPRINKERS/MAIN	\$2,500		4/1/2003
03666	INTERIOR BUILDOUT - #128	\$89,000	6/6/2003	4/1/2003
02505	WALL SIGN - #128	\$0		3/1/2003
00349	WALL SIGN - #128	\$0		1/1/2003
00507	INSTALL FIRE SPRINKLERS/MAIN	\$3,974		1/1/2003
11542	INSTALL FIRE ALARM SYSTEM	\$2,500		11/1/2002
11163	MECHANICAL & CONDENSOR	\$45,000		11/1/2002
10432	INSTALL FIRE SPRINKLERS/MAIN	\$0		10/1/2002
09526	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL #106	\$0		9/1/2002
08990	PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$250,000	3/13/2003	9/1/2002
08432	INSTALL FIRE ALARM SYSTEM; #240	\$4,200		9/1/2002
08357	REMODELING OF EXISTING OFFICE - #240	\$200,000		8/1/2002
07218	WALL SIGN	\$0		7/1/2002
05435	WINN-DIXIE #2380 - FIRE WORK SALE IN STORE	\$3,500		5/1/2002
04238	MECHANICAL & CONDENSOR; #120	\$1,995		4/1/2002
04081	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$2,753		4/1/2002
01384	REPLACING STAIRS @ MARKET SQUARE SHOPPING CENTER; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$5,500		2/1/2002
02210	TIE/DOWN REMEDIATION BLDG; PAD PER PERMIT 100 INTERNATIONAL PKWY #116	\$15,000		2/1/2002
04637	RANGE HOOD PERMIT PAD 120 INTERNATIONAL PKWY 140	\$1,500		5/1/2001
04797	FIRE PROTECTION; PERMIT PAD 100 INTERNATIONAL PKWY 110	\$0		5/1/2001
02954	MECHANICAL&CONDENSOR	\$2,000		4/1/2001
03694	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$950		4/1/2001
01132	WALL SIGN PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$3,000		2/1/2001

01514	SIDING/AWNINGS/AL ROOF/CANOPY PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,365		2/1/2001
09656	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$2,000		10/25/2000
05406	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKY 114; CONTRACTOR - RINALDI'S HEATING & AIR CONDITIONING	\$5,000		6/12/2000
03579	FENCE/WALL; SHOPPES OF HEATHROW; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$3,000		4/1/2000
00670	FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - JIM GARRISON INC	\$47,500	6/2/2000	3/1/2000
02006	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - WILHELM, WILLIAM J	\$1,900		3/1/2000
00856	WOOD DECK; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$15,000		2/1/2000
09936	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$840		12/1/1999
10553	INSTALL FIRE SPRINKLERS/MAIN PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$1,020		12/1/1999
08775	MECHANICAL; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$24,000		11/1/1999
06156	INTERIOR RENOVATION; STE 276; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$7,656	10/1/1998	8/1/1998
06157	INTERIOR RENOVATION; STE 280; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$6,384	10/8/1998	8/1/1998
05435	POSTED WITHOUT PERMIT; ADD 14' WALL W/DOOR; PAD PER CO 100 INTERNATIONAL PKWY	\$0	9/26/1997	8/1/1997
03777	FIRE PROTECTION; PAD PER PERMIT 120 INTERNATIONAL PKWY; PASTA LOVERS	\$400		6/1/1997
03025	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$0		5/1/1997
03226	FIRE PROTECTION; SHOPPES OF HEATHROW STE 120; PAD PER PERMIT 120 INTERNATINAL PKWY	\$860		5/1/1997
01465	ADD BRM; LUIGINOS PASTA LOVERS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$20,000	6/20/1997	3/1/1997
01609	RENAR HOMES-INTERIOR; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$3,000		3/1/1997
07354	2 PARTITION WALLS & DOORS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$1,500		11/1/1996
07010	FIRE PROTECTIONS; ERIC MICHEL SALON; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,200		10/1/1996
06202	BOILER REPLACEMENT/DRY CLEAN USA PAD PER PERMIT 100 INTERNATIONAL PKWY	\$0		9/1/1996
06220	ALARM FOR PASTA LOVERS PAD PER PERMIT 120 INTERNATIONAL PKWY	\$250		9/1/1996
06281	INTERIOR PAD PER PERMIT 120 INTERNATIONAL PKWY RENO HAIR SALON	\$46,200		9/1/1996
05155	REPIPE X-RANGE GUARD-PASTA LOVERS	\$1,400		8/1/1996

05317	PASTA LOVERS-RANGE HOOD ADD	\$2,230		8/1/1996
04451	MISC ELEC STE 220	\$200		7/1/1996
04552	PASTA LOVERS	\$2,531		7/1/1996
03799	DRY CLEAN USA-STORAGE SHED	\$2,400		6/1/1996
04216	PASTA LOVERS TRATTORIA INTERIOR	\$130,000	9/20/1996	6/1/1996
03880	GOODINGS VIDEO STORE	\$16,000	7/1/1996	6/1/1996
04418	GOODINGS/ADD ONE HORN STROBE	\$300		6/1/1996
04266	GOODINGS-ADD TO SPRINKLER SYS	\$975		6/1/1996
05630	FIRE SPRINKLERS	\$1,240		8/1/1995
04379	SECURITY SYSTEM	\$3,780		7/1/1995
04735	INTERIOR-ADVANCED DERMATOLOGY	\$60,000	10/19/1995	7/1/1995
00902	TITAN CORP SUITE 240	\$1,400		2/1/1995
08266	ADD TO EX FIRE ALARM 120 INTERNATIONAL PKWY	\$1,958		12/1/1994
07874	INTERIOR-EXCESS & STOP LOSS	\$100,000		12/1/1994
08171	STE 176 FIRE PROTECTION	\$2,350		12/1/1994
03198	W P ABRHAM SUITE 112 NO DESCRIPTION	\$23,000	5/26/1994	5/1/1994
03756	HEATHROW 1 BLD SUTIE 220 250 INTERNATIONAL PKWY	\$33,000	7/6/1994	5/1/1994

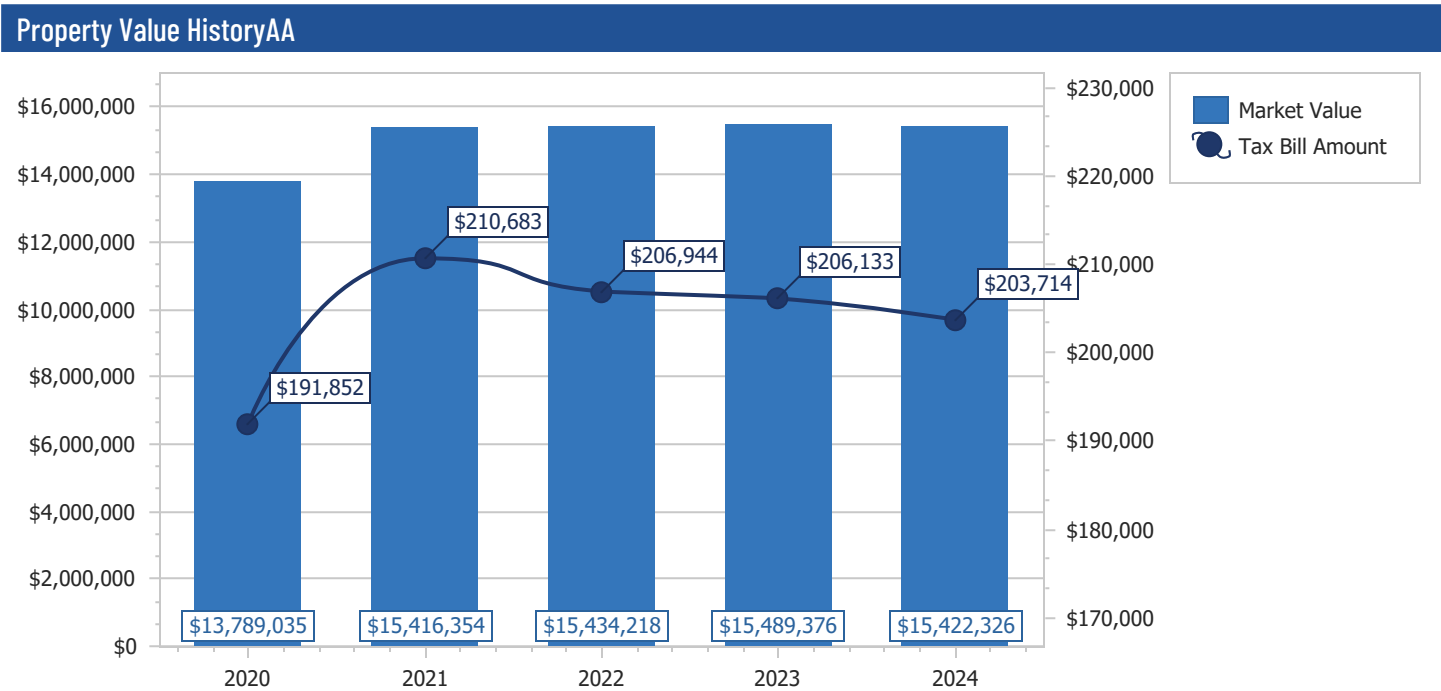
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1988	222400	\$600,480	\$240,192
COMMERCIAL CONCRETE DR 4 IN	1988	41724	\$226,979	\$90,792
POLE LIGHT 1 ARM	1988	21	\$38,934	\$38,934
POLE LIGHT 2 ARM	1988	29	\$104,545	\$104,545
POLE LIGHT 3 ARM	1988	6	\$33,990	\$33,990
POLE LIGHT 1 ARM	1989	13	\$24,102	\$24,102
WOOD DECK	2000	1200	\$8,280	\$3,312

ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsAA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationAA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

UtilitiesAA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record CardAA



Parcel: **12-20-29-300-001C-0000**
 Property Address: **1275 LAKE HEATHROW LN LAKE MARY, FL 32746**
 Owners: **SG LM RE HOLDINGS LLC**
 2025 Market Value \$2,598,366 Assessed Value \$2,598,366 Taxable Value \$2,598,366
 2024 Tax Bill \$33,959.14

Two Story Office Bldg property w/1st Building size of 10,029 SF and a lot size of 3.05 Acres

Parcel LocationAA



Site ViewAA



122029300001C0000 05/16/2023

Parcel InformationAA

Parcel	12-20-29-300-001C-0000
Property Address	
Mailing Address	1401 N RONALD REAGAN BLVD # 1120 LONGWOOD, FL 32750-4398
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$923,013	\$896,356
Depreciated Other Features	\$47,601	\$46,801
Land Value (Market)	\$1,627,752	\$1,627,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,598,366	\$2,570,909
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,598,366	\$2,570,909

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$33,959.14
Tax Bill Amount	\$33,959.14
Tax Savings with Exemptions	\$0.00

Owner(s)AA

Name - Ownership Type
 SG LM RE HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 12 TWP 20S RGE 29E
 BEG INT E R/W LI HEATHROW BLVD & N
 R/W LI LAKE MARY BLVD RUN N 06 DEG
 10 MIN 14 SEC E 39.57 FT NELY ALONG
 CURVE 96.61 FT NWLY ALONG CURVE
 92.68 FT NELY ALONG CURVE 23.47 FT
 N 23 DEG 37 MIN 44 SEC W 50 FT NWLY
 ALONG CURVE 44.94 N 10 DEG 36 MIN
 44 SEC W 114.0 FT S 57 DEG 36 MIN
 42 SEC E 108.34 FT N 87 DEG 11 MIN
 31 SEC E 86.81 FT N 54.41 FT E 214
 FT S 160 FT S 18 DEG 45 MIN 30 SEC
 W 282.22 FT N 74 DEG 38 MIN 58 SEC
 W 137.77 FT S 23 DEG 30 MIN 56 SEC
 W 167.63 FT S 66 DEG 21 MIN 01 SEC
 E 76.54 FT S 13 DEG 43 MIN 25 SEC E
 49.98 FT N 83 DEG 50 MIN 18 SEC W
 190 FT TO BEG

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,598,366	\$0	\$2,598,366
Schools	\$2,598,366	\$0	\$2,598,366
FIRE	\$2,598,366	\$0	\$2,598,366
ROAD DISTRICT	\$2,598,366	\$0	\$2,598,366
SJWM(Saint Johns Water Management)	\$2,598,366	\$0	\$2,598,366

SalesAA

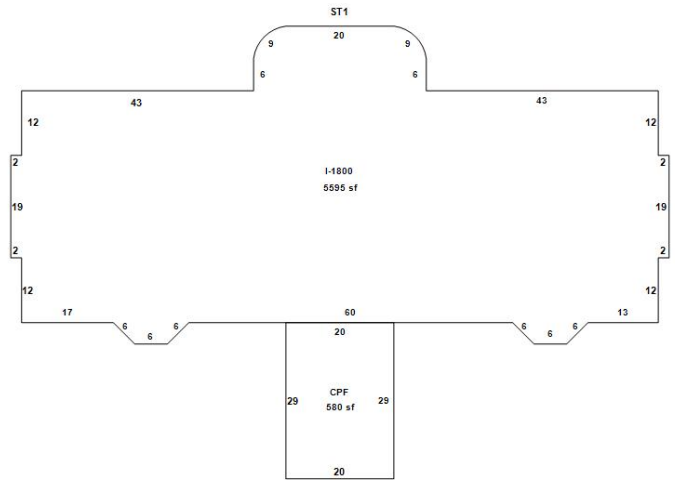
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	11/15/2022	\$100	10347/0900	Improved	No
SPECIAL WARRANTY DEED	11/15/2022	\$3,050,000	10347/0897	Improved	Yes
CERTIFICATE OF TITLE	5/1/2012	\$1,025,000	07765/0029	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$9,301,000	03087/1829	Vacant	No
QUIT CLAIM DEED	8/1/1995	\$100	02951/1797	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

LandAA

Units	Rate	Assessed	Market
135,646 SF	\$12/SF	\$1,627,752	\$1,627,752

Building InformationAA	
#	1
Use	MASONRY PILASTER .
Year Built*	1984/2005
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10029
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,190,984
Assessed	\$923,013

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft²)
CARPORT FINISHED	580
OPEN PORCH FINISHED	1092

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
05470	1275 LAKE HEATHROW LN: ALTERATION COMMERCIAL-Commercial Office	\$35,000		8/4/2023
04022	FIRE ALARM SYSTEM INSTALLATION	\$6,500		5/20/2013
01431	REROOF - #115	\$5,500		2/27/2013
08821	ALTERATION OF EXISTING BUILDING	\$1,100,000		11/28/2012
08723	REROOF W/SLATE RANK 3 ?	\$191,910		7/27/2006
07536	MECHANICAL & CONDENSOR	\$14,500		6/27/2006
08406	MECHANICAL & CONDENSOR	\$4,205		7/28/2003
09865	MECHANICAL & CONDENSOR; #115	\$2,999		10/1/2002
03101	INTERIOR (HEATHROW SALES OFFICE); PAD PER PERMIT 1275 LAKE HEATHROW LN	\$30,000		5/1/1997

Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
WATER FEATURE	1984	1	\$6,471	\$2,588
COMMERCIAL ASPHALT DR 2 IN	1984	8460	\$22,842	\$9,137
BRICK DRIVEWAY	1984	2642	\$19,524	\$7,810
POLE LIGHT 1 ARM	1984	12	\$22,248	\$22,248

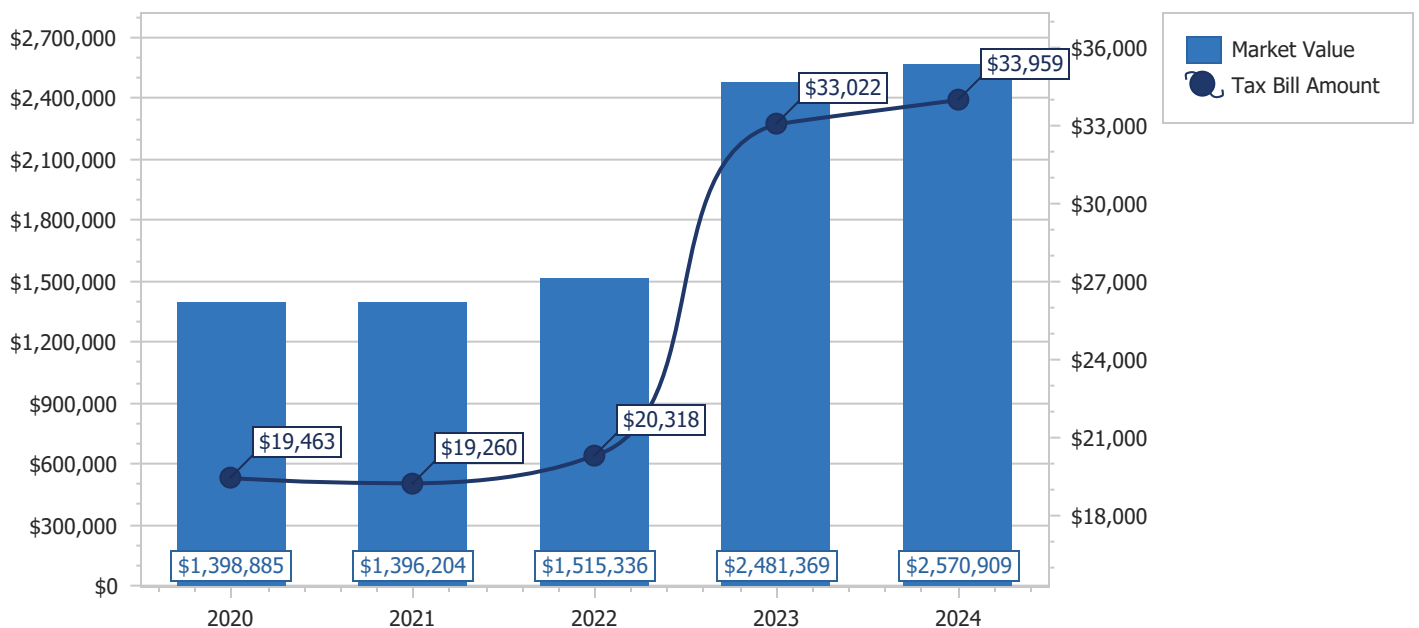
ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsAA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationAA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

UtilitiesAA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryAA





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Detail by Entity Name

Florida Limited Liability Company

SG LM RE HOLDINGS LLC

Filing Information

Document Number L22000395698
FEI/EIN Number 92-0294759
Date Filed 09/09/2022
Effective Date 09/09/2022
State FL
Status ACTIVE

Principal Address

1275 LAKE HEATHROW LANE
 LAKE MARY, FL 32746

Changed: 02/06/2023

Mailing Address

1275 LAKE HEATHROW LANE
 LAKE MARY, FL 32746

Changed: 02/06/2023

Registered Agent Name & Address

GREEN, NATHAN
 1275 LAKE HEATHROW LANE
 LAKE MARY, FL 32746

Address Changed: 02/06/2023

Authorized Person(s) Detail

Name & Address

Title MGR

GREEN, NATHAN
 1275 LAKE HEATHROW LANE
 LAKE MARY, FL 32746

Title MGR

CREWS, ROBERT

1275 LAKE HEATHROW LANE

LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2023	02/06/2023
2024	01/08/2024
2025	03/31/2025

Document Images

03/31/2025 -- ANNUAL REPORT	View image in PDF format
01/08/2024 -- ANNUAL REPORT	View image in PDF format
02/06/2023 -- ANNUAL REPORT	View image in PDF format
09/09/2022 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Foreign Limited Liability Company

EQX-HRP HEATHROW, LLC

Filing Information

Document Number M21000007579
FEI/EIN Number 87-1240427
Date Filed 06/17/2021
State DE
Status ACTIVE

Principal Address

3 KEEL ST., UNIT #2
 WRIGHTSVILLE BEACH, NC 28480

Mailing Address

3 KEEL ST., UNIT #2
 WRIGHTSVILLE BEACH, NC 28480

Registered Agent Name & Address

PARACORP INCORPORATED
 155 OFFICE PLAZA DR., 1ST FLOOR
 TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MBR

HRP HEATHROW, LLC
 3 KEEL ST., UNIT #2
 WRIGHTSVILLE BEACH, NC 28480

Title MBR

HEATHROW PROPERTY INVESTORS, LLC

630 S. MAITLAND AVE., STE. 100
 MAITLAND, FL 32751

Title MGR

Harbour Retail Partners Management, LLC
3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Annual Reports

Report Year	Filed Date
2023	04/26/2023
2024	04/29/2024
2025	03/17/2025

Document Images

03/17/2025 -- ANNUAL REPORT	View image in PDF format
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04/20/2022 -- ANNUAL REPORT	View image in PDF format
06/17/2021 -- Foreign Limited	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company

HEATHROW PROPERTY INVESTORS, LLC

Filing Information

Document Number	L21000272830
FEI/EIN Number	87-1155931
Date Filed	06/11/2021
Effective Date	06/11/2021
State	FL
Status	ACTIVE

Principal Address

630 S MAITLAND AVENUE
SUITE 100
MAITLAND, FL 32751

Mailing Address

630 S MAITLAND AVENUE
SUITE 100
MAITLAND, FL 32751

Registered Agent Name & Address

STAHL, RYAN P
630 S MAITLAND AVENUE
SUITE 100
MAITLAND, FL 32751

Authorized Person(s) Detail

Name & Address

Title MGR

STAHL, RYAN P
630 S MAITLAND AVENUE, SUITE 100
MAITLAND, FL 32751

Annual Reports

Report Year	Filed Date
2023	04/26/2023
2024	04/22/2024
2025	04/25/2025

Document Images

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 9/15/2025 8:09:03 PM
Project: 25-55100003
Credit Card Number: 37*****1188
Authorization Number: 211034
Transaction Number: 150925O2D-B10DB700-8C35-4828-8569-A7067BB08040
Total Fees Paid: 1564.18

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	4.18
PRELIMINARY SUBDIVISION	1560.00
Total Amount	1564.18

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	HEATHROW SQUARE - PSP	PROJ #: 25-55100003
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	9/16/25	
RELATED NAMES:	EP BRENT LENZEN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	12-20-29-300-0060-0000+	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 4 COMMERCIAL LOT DEVELOPMENT ON 11.02 ACRES LOCATED ON THE NORTHWEST SIDE OF LAKE MARY BOULEVARD, SOUTHWEST OF INTERNATIONAL PARKWAY	
NO OF ACRES	11.02	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST SIDE OF LAKE MARY BLVD, SOUTHWEST OF INTERNATIONAL PKWY	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RYAN STAHL EQX-HRP HEATHROW, LLC 630 S MAITLAND AVE MAITLAND FL 32751 (407) 628-0077 RSTAHL@EQUINOX-DEVELOPMENT.COM	BRENT LENZEN, P.E. KIMLEY-HORN AND ASSOCIATES INC 200 S ORANGE AVE ORLANDO FL 32801 (407) 427-1610 BRENT.LENZEN@KIMLEY-HORN.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	On the landscape plan, please show that the proposed development meets the parking lot landscaping requirements. Parking lot landscaping will be required in accordance with SCLDC Sec. 30.10.3.6 under the Lake Mary Boulevard Gateway Corridor Overlay.	Unresolved
2.	Buffers and CPTED Annie Sillaway	Per the Heathrow Developer's Commitment Agreement, the buffers must follow the Seminole County Land Development Code.	Info Only
3.	Buffers and CPTED Annie Sillaway	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area 2. Hours of Operation 3. Floor Area Ratio 4. Impervious Surface Ratio 5. Building Height in feet	Unresolved
4.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14. 7 (c)(3) -Landscape Materials. Plant Group "C," shall be used on all street buffers where overhead power lines are present. In the event that canopy trees are required adjacent to power lines under a previously existing development order, developer's commitment agreement, PD master development plan, or other provision(s) of this Code, the Development Services Director may allow the substitution of three (3) understory trees for each required one (1) canopy tree.	Info Only
5.	Buffers and CPTED Annie Sillaway	If there are any proposed dumpster, demonstrate that it meets this code section. Sec. 30.14.15. - Screening. (a)Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces	Unresolved

		away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.	
6.	Buffers and CPTED Annie Sillaway	Additional comments will be provided at the time of resubmittal.	Info Only
7.	Building Division Review Coordinator Phil Kersey	10/3/25: - Standard building permitting will apply to any proposed structures, and/ or alterations to any existing structures. - Separate building permits are required for each structure/ building.	Info Only
8.	Building Division Review Coordinator Phil Kersey	10/3/25: - Alterations to the site must be fully compliant with the Florida Accessibility Code.	Info Only
9.	Comprehensive Planning Maya Athanas	Please submit a preliminary subdivision plan showing the floor area ratio of each proposed lot, indicate the zoning and Future Land Use designation.	Unresolved
10.	Comprehensive Planning Maya Athanas	Additional comments may be generated once a PSP has been provided for review.	Unresolved
11.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services James Van	The proposed lots are within Seminole County's potable water service area and will be required to connect. There is a 16" HDPE potable water main running along the	Info Only

	Alstine	north side of W Lake Mary Blvd. Also, the proposed lots have the option of connecting through the onsite potable water system (ensure any proposed connections are upstream of any existing water meters).	
13.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's sanitary sewer service area and will be required to connect. There is a 10" PVC force main running along the north side of W Lake Mary Blvd. Also, the proposed lots have the option of connecting through the onsite gravity sewer system.	Info Only
14.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's reclaim irrigation service area and will be required to connect. The nearest connection point is a 16" HDPE reclaim main running along the north side of W Lake Mary Blvd.	Info Only
15.	Environmental Services James Van Alstine	Seminole County Utilities has no objections to the proposed subdivision configuration.	Info Only
16.	Environmental Services James Van Alstine	According to our record review and according to the boundary survey provided, there appears to be no existing utility easement for the onsite gravity sewer system. We will require a utility easement to be provided for the portion of the gravity sewer system that acts as a transmission line (travels through this property to service other properties upstream and downstream). This specific portion is illustrated with the required minimum 15 ft wide utility easement within the file "Proposed Utility Easement for Sewer Lines" in the Resources folder on eplan. Please update the boundary survey or otherwise provide confirmation that the proposed subdivision will provide the required utility easements for future submissions.	Unresolved
17.	Planning and Development Annie Sillaway	On the PSP, parcel 12-20-29-300-006B-0000 must be included as part of the Preliminary Subdivision Plan. Based on the boundary survey, Lot 6B does not appear to meet the required building setbacks: Front - Twenty-five (25) feet, Side - Zero (0) feet, and Rear - Ten (10) feet. The Applicant should contact the owner of Lot 6B to determine whether the lot can be reconfigured to comply with the required building setbacks. If the lot cannot be reconfigured, a Minor Amendment to the Heathrow PD will be required and must be approved prior to PSP approval. Please advise on how the Applicant is going to proceed.	Unresolved

18.	Planning and Development Annie Sillaway	Please provide a preliminary subdivision plan along with all required information outlined in Section 35.43 of the Seminole County Land Development Code.	Unresolved
19.	Planning and Development Annie Sillaway	Please revise the boundary survey to show the existing internal property boundary line and its dimensions. On the preliminary subdivision plan, show the newly proposed internal property line along with the new dimensions.	Unresolved
20.	Planning and Development Annie Sillaway	Provide the required and proposed building setbacks in the Heathrow 3rd Amendment for Tract 2 Commercial and Office and demonstrate that each existing building meets the building setbacks on the Preliminary Subdivision Plan. The building setbacks are: Front: Twenty-five (25) feet, Side: Zero (0) feet, Rear: Ten (10) feet.	Unresolved
21.	Planning and Development Annie Sillaway	Provide the maximum building height of thirty-five (35) feet and provide the existing building heights and the number of stories on the Preliminary Subdivision Plan.	Unresolved
22.	Planning and Development Annie Sillaway	Label each newly created Lot on the Preliminary Subdivision Plan.	Unresolved
23.	Planning and Development Annie Sillaway	Provide the total net buildable acre and total square feet of each Lot on the Preliminary Subdivision Plan.	Unresolved
24.	Planning and Development Annie Sillaway	Provide the minimum open space of twenty-five (25) percent and state what the proposed open space is on the existing site this information needs to be provided on the Preliminary Subdivision Plan.	Unresolved
25.	Planning and Development Annie Sillaway	Provide the required parking for all of the existing and proposed uses and the parking for each use that are being provided on the Preliminary Subdivision Plan. The off-street parking requirements are outlined in the Seminole County Land Development Code (SCLDC), Part 14, Chapter 30. The specific parking requirements for the proposed uses are as follows: Food and Beverage (Free-standing Restaurant): 5 parking spaces per 1,000 square feet of floor area. General Business / Retail / Office (Including Shopping Centers): For the first 10,000 square feet: 4 parking spaces per 1,000 square feet of floor area. For areas exceeding 10,000 square feet: 3 parking spaces per 1,000 square feet of floor area. All existing and proposed uses on the site must comply with the minimum parking standards specified in the Seminole County Land Development Code.	Unresolved

26.	Planning and Development Annie Sillaway	The formal subdivision process involves the following steps: 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 2nd step is approval of the Final Engineering Plans; may be submitted once step one has been approved by P&Z and step 2 is under review. 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
27.	Planning and Development Annie Sillaway	Based on Condition B in the Heathrow PD - parking stalls for parking ninety degrees to centerline of aisle shall be a minimum of sixteen and a half (16.5) feet deep to face of curb or wheel stop, and a minimum of nine (9) feet wide. On the PSP, demonstrate that the existing and proposed parking spaces meet condition b in the Heathrow PD.	Unresolved
28.	Planning and Development Annie Sillaway	On the PSP under the site data, provide the following information: - Current Zoning and Future Land Use - Total number of lots -Parcel number - Total acres -Net buildable acres for each newly created lot	Unresolved
29.	Planning and Development Annie Sillaway	Provide dimensions of all lots on the Preliminary Subdivision Plan.	Unresolved
30.	Planning and Development Annie Sillaway	Additional comments will be provided at the time of resubmittal.	Info Only
31.	Planning and Development Annie Sillaway	Provide the maximum and proposed Floor Area Ratio (F.A.R.) on the Preliminary Subdivision Plan.	Unresolved
32.	Planning and Development Annie Sillaway	On the boundary survey, existing parking spaces are shown along the southwest portion of the site. Will these parking spaces that appear to encroach onto the adjacent parcel be relocated? On the Preliminary Subdivision Plan (PSP), please show how the parking will be reconfigured on-site and demonstrate that the site meets the required off-street parking standards.	Unresolved
33.	Planning and Development Annie Sillaway	Please revise the application to include a total of five (5) lots, incorporating parcel 12-20-29-300-006B-0000. In addition, provide an owner authorization form from the owner of Lot 6B as part of the revised submittal. Please email the updated application and owner authorization form to plandesk@seminolecountyfl.gov	Unresolved
34.	Planning and	The sketch and descriptions that have been provided are	Info Only

	Development Annie Sillaway	not required as part of the PSP process.	
35.	Public Safety - Addressing Amy Curtis	Additional comments will be generated when we review the preliminary subdivision plan with the next submittal.	Unresolved
36.	Public Safety - Addressing Amy Curtis	Please provide clarification of the existing parcel lines and the proposed parcel lines.	Unresolved
37.	Public Safety - Addressing Amy Curtis	Please provide clarification with how this will affect the street Lake Heathrow Lane. Is it affected? Will the street remain behind Heathrow Square or will it no longer exist? Does this affect the access for the existing building addressed 1275 Lake Heathrow Lane?	Unresolved
38.	Public Safety - Addressing Amy Curtis	We will need to further discuss if Lake Heathrow Lane is proposed to be extended. The Addressing Office may not approve Lake Heathrow Lane extending onto the adjacent property with different owners.	Info Only
39.	Public Safety - Addressing Amy Curtis	We do understand that the existing Winn Dixie will be demolished. A new building (detached from the existing building) is proposed for an Aldi and there are two additional properties proposed for a bank and a restaurant. 100 International Pkwy, Suite 110 address will be deleted from the 911 Addressing database once the structure is demolished. As each of the three properties submit a building permit, a separate address will be assigned and address fees charged.	Info Only
40.	Public Safety - Addressing Amy Curtis 10/6/25 8:48 AM	On future submittals ensure the street names are labeled correctly as follows: West Lake Mary Boulevard & International Parkway and include the street name Lake Heathrow Lane as necessary. Even though Lake Heathrow Lane may not be included within the proposed plat, the street name will need to be referenced on the plat. The street names are required to be labeled correctly on the plat and there is no abbreviations.	Info Only
41.	Public Safety - Fire Marshal Matthew Maywald	At a minimum, the following fire comments shall be acknowledged in a comment response letter. All of the following items will be reviewed and required upon site plan submittal.	Unresolved
42.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per	Unresolved

		NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
43.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Unresolved
44.	Public Safety - Fire Marshal Matthew Maywald	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Unresolved
45.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Unresolved
46.	Public Safety - Fire Marshal Matthew Maywald	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
47.	Public Safety - Fire Marshal Matthew Maywald	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access.	Unresolved

48.	Public Safety - Fire Marshal Matthew Maywald	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
49.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
50.	Public Safety - Fire Marshal Matthew Maywald	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
51.	Public Safety - Fire Marshal Matthew Maywald	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
52.	Public Works - County Surveyor Raymond Phillips	The boundary survey does not meet the requirements of 5J-17, standards of practice as all of the property corners either need to be found or set if the corner cannot be set directly then a witness corner must be set and identified as such. note 2 does not meet the requirements of 5j-17, you are required to review and plot the adjacent deeds to determine if there are gaps and overlaps.	Unresolved
53.	Public Works - County Surveyor Raymond Phillips	A PSP should look like a preliminary plat and should identify all proposed easements, encumbrances rights of way, lots blocks and tracts.	Unresolved
54.	Public Works - Engineering	Provide an actual PSP plan. Please show all lots and all required PSP information.	Unresolved

	Jim Potter		
55.	Public Works - Engineering Jim Potter	The survey is not correct. Unless the property has already been legally split, the survey boundary is not correct. Please revise the survey to the correct current parcel. The PSP will show the future plat area and correct lots per that document.	Unresolved
56.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to Public Works Engineering Division staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. - Transportation, for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only
57.	Public Works - ROW Review Neil Newton	The half right-of-way width for Lake Mary Blvd (adjacent to the subject parcel) as depicted on the boundary survey from Ireland & Associates Surveying, Inc. and with the latest revision date of 9/4/2025 appears to concur with our records.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez@seminolecountyfl.gov
Public Works - ROW Review	Approved	Neil Newton 407-665-5711 nnewton@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/16/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie , Maya, Raymond, Jim, Matt, James, Amy
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-972

Title:

SHOTVET CORPORATE HEADQUARTERS - PRE-APPLICATION

Project Number: 25-80000107

Project Description: Proposed Site Plan for a office building with vehicle storage on 1.67 acres in the OP Zoning District located on the south side of EE Williamson Rd, west of I-4

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 35-20-29-501-0000-003B

BCC District: 3-Constantine

Applicant: Wesley Borgman (407) 731-0000

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PM TIFFANY

PROJ. #: 25-80000107

RECEIVED AND PAID 10/03/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: ShotVet Corporate Headquarters

PARCEL ID #(S): 35-20-29-501-0000-003B

TOTAL ACREAGE: 1.67

BCC DISTRICT: 3: CONSTANTINE

ZONING: OP

FUTURE LAND USE: Office OFF

APPLICANT

NAME: Wesley Bergman

COMPANY: Seminole Animal Hospital Services

ADDRESS: 280 Wekiva Spring Rd Suite 3050

CITY: Longwood

STATE: FL

ZIP: 32779

PHONE: 407-731-0000

EMAIL: wes@shotvet.org

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Change from DAY CARE to Professional Office

STAFF USE ONLY

COMMENTS DUE: 10/10

COM DOC DUE: 10/16

DRC MEETING: 10/22/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: OP

FLU: OFF

LOCATION: ON THE SOUTH SIDE OF EE WILLIAMSON RD, WEST OF I-4

W/S: SUNSHINE WATER

BCC: 3: CONSTANTINE

AGENDA 10/17

Pre-Application Narrative

Project Name: ShotVet Corporate Headquarters Conversion

Parcel ID: 35-20-29-501-0000-003B

Property Address: 1665 E.E. Williamson Road, Longwood, FL 32779

Acreage: 1.67 Acres

Zoning: OP (Office) – confirmed in Zoning Confirmation Letter Project #25-27000127

Future Land Use: Office

Applicant Information

Name: Wesley F. Borgman, DVM

Company: Seminole Animal Hospital Services, LLC d/b/a ShotVet

Address: 280 Wekiva Springs Rd, Ste 3050, Longwood, FL 32779

Phone: 407-731-0000

Email: wes@shotvet.org

Consultants

- **Local Architect:** Tom Adams
 - **Drafting:** Karen Dakel
-

Project Description

The applicant proposes to convert an existing **steel-frame commercial building** (formerly a day care facility) into the **national corporate headquarters** for **Seminole Animal Hospital Services, LLC d/b/a ShotVet**.

The proposed use is entirely administrative and non-clinical in nature. The building will house:

- **Executive offices** (c-suite, operations, finance, marketing, HR, etc)

- A **small inbound call center** with fewer than 10 employees
 - **Small storage of non-hazardous veterinary supplies**, including vaccines and pharmaceuticals, in a secure, climate-controlled area utilizing an approximately 14 ft X 19 ft room of 9,648 sq ft of building - less than 2.8% of building.
-

Clarifications on Use

- We operate on a **just-in-time inventory model**. Supplies and vaccines are shipped weekly by **UPS and FedEx** in parcel deliveries to support scheduled weekend events.
 - We are **not warehousing inventory** and do not use loading docks or semi-truck deliveries.
 - Only **employee vehicles** and **company white minivans** such as a Dodge Caravan (used by professional veterinary teams for off-site events) will be parked onsite.
 - There will be **no animals, no kennels, no pet owner visits**, and no traditional veterinary clinic functions at this location.
-

Interior & Exterior Modifications

- The existing **open floor plan** will be maintained for the call center and business divisions. We plan to use **cubicles or office pods** rather than build new permanent walls.
 - A few **internal walls may be modified** in consultation with **Tom Adams (architect)** and **Karen Dakel (drafting)**.
 - We may add a **limited number of exterior windows** designed to **match existing full-length windows** and to **add to the upscale aesthetic by providing natural light worthy of a corporate headquarters**.
 - **No changes are proposed to the existing site plan** (parking, landscaping, ingress/egress remain unchanged).
-

History of Operations

ShotVet has operated in **Seminole County for over 10 years** and has maintained multiple previous headquarters locations within the County without incident or compliance issues. We were recognized as one of the fastest growing companies in America by Inc5000. Thanks to partnerships with PetSmart, CVS, PetSense, etc. we currently have operations in 37 states.

Purpose of Pre-Application

This pre-application is submitted for an **informal exchange of ideas with staff** to:

1. Confirm that the proposed **administrative/office/call center use** is consistent with the **OP zoning designation**.
 2. Review whether minor **interior modifications** and **window additions** will trigger additional approvals or site plan amendments.
 3. Identify any potential permitting, site design, or code upgrade requirements that may arise from this change of use.
-

Attachments for Submittal

- Completed pre-application form (this narrative plus form fields)
- Conceptual floor plan draft (showing open layout, cubicles, and window placement)
- \$50 Application Fee (to be paid per County instructions)

E.E. WILLIAMSON RD. (Field)
aka Longwood Markham Road (per Plat)
R/W VARIES
ASPHALT ROAD W/CONC. CURB & GUTTER

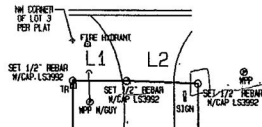
BOUNDARY SURVEY OF:

THE NORTH 100 FEET OF THE EAST 233.71 FEET OF THE WEST 258.71 FEET OF LOT 10, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND;

THE SOUTH 108.71 FEET OF THE EAST 233.71 FEET OF THE WEST 258.71 FEET OF LOT 3, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH: THE WEST 50 FEET OF LOT 3, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ADDITIONAL RIGHT OF WAY FOR E.E. WILLIAMSON ROAD, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS THAT PART DEEDED TO SEMINOLE COUNTY FOR ROAD RIGHT OF WAY IN QUITCLAIM DEED RECORDED NOVEMBER 23, 1994 IN BOOK 2851, PAGE 142, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



By Mary Robinson PROPERTY ADDRESS:
ZONING OP 1665 E.E. WILLAMSON RD., LONGWOOD, FL
8/17/2020
SEMINOLE COUNTY
ZONING-APPROVED
PERMIT #BP20-0001252

FLOOD CERTIFICATION:

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12117C 0135F, dated 9/28/2007. (ZONE X)

BEARINGS BASED ON ASSUMED DATUM--The Easterly line of subject property being S.00°04'53"E.



SCALE 1"=60'



NOTE: Date of survey may differ from date of signature. If so, the date of survey is the applicable date.

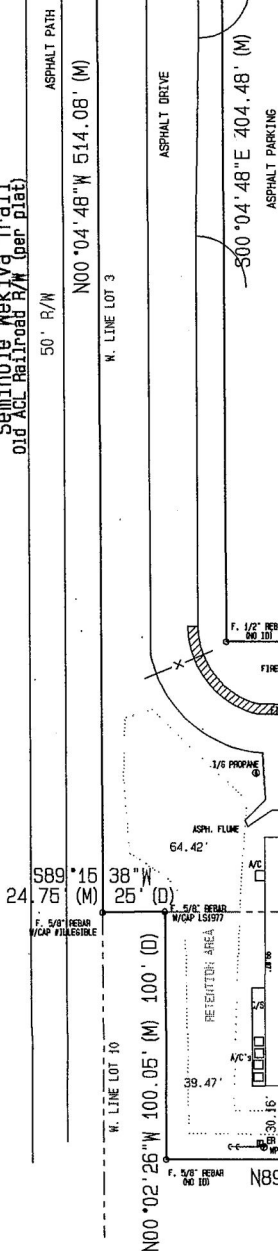
L1
S89°59'07"E 21.44' (M)
L2
S88°03'58"E 28.31' (M)

DATE SIGNED: 5/29/2020
James P. Langford, P.L.S. 3992 L87803
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC
OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

REMAINDER OF
LOT 3
(Not Included)

Langford Surveying CFL, Inc.
931 N. State Road 434 Ste 1201
Altamonte Springs, FL 32714
407-332-7202 386-738-5080

Seminole Wakiva Trail
Old ACL Railroad R/W (per Plat)



S89°55'26"E 208.79' (M) 208.71' (D)

322' Black
Chainlink
5' high
w/3 gates
-48" -60"

REMAINDER OF
LOT 3
(Not Included)

REMAINDER OF
LOT 10
(Not Included)

This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown hereon, valid on the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

THIS DRAWING IS THE SOLE PROPERTY OF LANGFORD SURVEYING CFL, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. UNLESS THIS ORIGINAL C.D.T. REPRESENTATION OF THIS SURVEY IS NOT VALID WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC.

Date of Survey: 7/24/2020	Drawn by: JPL	Checked by: JPL	Scale: 1"=60'	File name/no. 20-07/
------------------------------	------------------	--------------------	------------------	-------------------------

Property Record CardA



Parcel: 35-20-29-501-0000-003B
 Property Address: 1665 EE WILLIAMSON RD LONGWOOD, FL 32779
 Owners: 1665 E E WILLIAMSON LLC
 2026 Market Value \$1,231,625 Assessed Value \$941,046 Taxable Value \$941,046
 2025 Tax Bill \$13,676.86 Tax Savings with Non-Hx Cap \$3,171.13
 Day Care/Pre School property w/1st Building size of 9,648 SF and a lot size of 1.67 Acres

Parcel LocationA



Site ViewA



3520295010000003B 02/02/2024

Parcel InformationA

Parcel	35-20-29-501-0000-003B
Property Address	
Mailing Address	755 MONROE RD UNIT 470211 LAKE MONROE, FL 32747-7500
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$483,672	\$483,672
Depreciated Other Features	\$22,443	\$22,486
Land Value (Market)	\$725,510	\$725,510
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,231,625	\$1,231,668
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$290,579	\$376,172
P&G Adjustment	\$0	\$0
Assessed Value	\$941,046	\$855,496

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$16,847.99
Tax Bill Amount	\$13,676.86
Tax Savings with Exemptions	\$3,171.13

Owner(s)A

Name - Ownership Type
 1665 E E WILLIAMSON LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

E 208.71 FT OF W 258.71 FT OF S
108.71 FT OF LOT 3 & W 50
FT OF LOT 3 & (LESS RD) N 100 FT OF
E 233.71 FT OF W 258.71 FT OF LOT
10 DES PINAR ACRES PB 12 PG 52

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$941,046	\$0	\$941,046
Schools	\$1,231,625	\$0	\$1,231,625
FIRE	\$941,046	\$0	\$941,046
ROAD DISTRICT	\$941,046	\$0	\$941,046
SJWM(Saint Johns Water Management)	\$941,046	\$0	\$941,046

SalesA

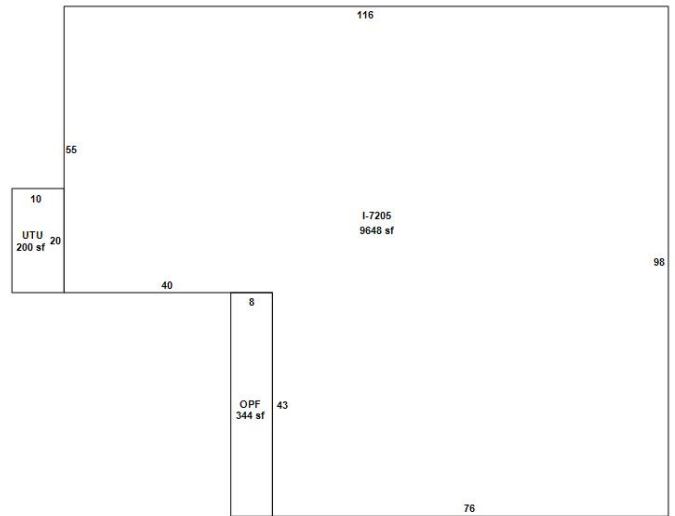
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	7/1/2010	\$100	07434/0042	Improved	No
WARRANTY DEED	7/1/2010	\$558,786	07425/1310	Improved	Yes
WARRANTY DEED	8/1/2005	\$1,300,000	05862/1500	Improved	No
WARRANTY DEED	7/1/1996	\$450,000	03101/1541	Improved	Yes
WARRANTY DEED	6/1/1992	\$295,000	02441/0434	Improved	No
WARRANTY DEED	8/1/1990	\$331,000	02218/1205	Improved	No
WARRANTY DEED	5/1/1984	\$1,000	01551/1164	Vacant	No
WARRANTY DEED	5/1/1984	\$15,000	01551/1150	Vacant	No

LandA

Units	Rate	Assessed	Market
72,551 SF	\$10/SF	\$725,510	\$725,510

Building InformationA	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	9648
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,209,180
Assessed	\$483,672

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	344
UTILITY UNFINISHED	200

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
20504	ALREADY MEASURED BY ERIC, O5'D DUE TO CO DATE (LEF)1665 EE WILLIAMSON RD: ALTERATION COMMERCIAL-CHG OF OCC NEED NEW CO [DES PINAR ACRES]	\$387,631	3/22/2022	10/25/2021
12252	1665 EE WILLIAMSON RD: FENCE/WALL COMMERCIAL-Chainlink Fence [DES PINAR ACRES]	\$6,300		10/8/2020
08882	DEMOLISH NEXTEL CELL TOWER - 1669 EE WILLIAMSON RD	\$10,000		10/22/2013
04068	SIGN - FACE CHANGE ONLY - SEMINOLE KID'S CLUB	\$1,175		5/23/2011
05992	INSTALL FIRE ALARM SYSTEM	\$2,500		7/28/2010
02352	LOW VOLTAGE SECURITY, PHONES, TV'S, SOUND, & DATA - SIGNATURE HEALTH	\$1,500		3/8/2007
12629	REROOF METAL ON METAL	\$30,000		11/9/2006
09415	INSTALL FIRE ALARM SYSTEM	\$9,595		8/15/2006
00748	INTERIOR DEMO & ALTERATION TO FITNESS CLUB	\$400,000	2/26/2007	1/24/2006
01937	DEMO WALL	\$1,000		3/1/1996

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

COMMERCIAL ASPHALT DR 2 IN	1984	9120	\$24,624	\$9,850
WALKS CONC COMM	2004	312	\$1,697	\$806
6' CHAIN LINK FENCE - LIN FT	2004	55	\$852	\$341
12' CHAIN LINK FENCE - LIN FT	2004	27	\$806	\$322
POLE LIGHT 1 ARM	2004	6	\$11,124	\$11,124

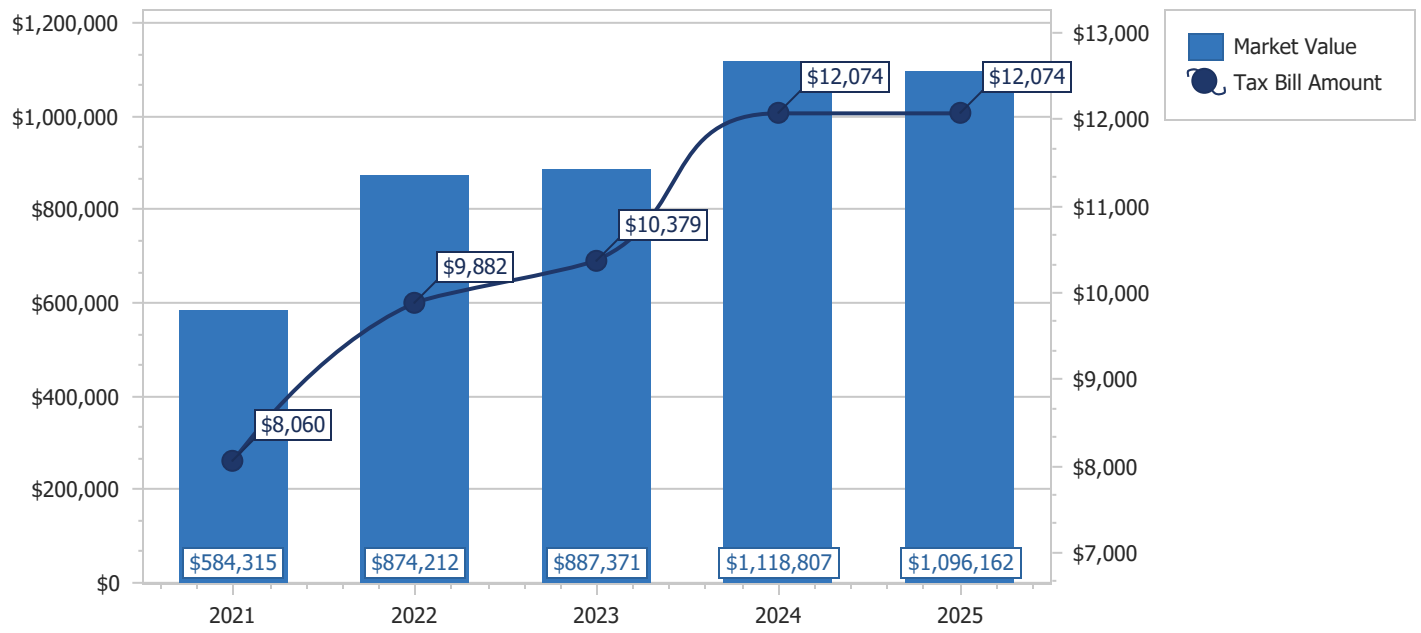
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

School DistrictsA	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

UtilitiesA	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/3/2025 2:36:46 PM
Project: 25-80000107
Credit Card Number: 43*****2623
Authorization Number: 01624D
Transaction Number: 031025O10-8748ADEC-27C7-4C52-AE3D-B688F674DA1E
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [here](#).

PROJECT NAME:	SHOTVET CORPORATE HEADQUARTERS - PRE-APPLICATION	PROJ #: 25-80000107
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/03/25	
RELATED NAMES:	EP WESLEY BORGMAN	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	35-20-29-501-0000-003B	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A VETERINARY OFFICE AND CALL CENTER WITH COMPANY VEHICLE STORAGE ON 1.67 ACRES IN THE OP ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF EE WILLIAMSON ROAD, WEST OF I-4	
NO OF ACRES	1.67	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	OP	
LOCATION	ON THE SOUTH SIDE OF EE WILLIAMSON ROAD, WEST OF I-4	
FUTURE LAND USE-	OFF	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:		CONSULTANT:
WESLEY BORGMAN SEMINOLE ANIMAL HOSPITAL SERVI 280 WEKIVA SPRING RD LONGWOOD FL 32779 (407) 731-0000 WES@SHOTVET.ORG		N/A

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

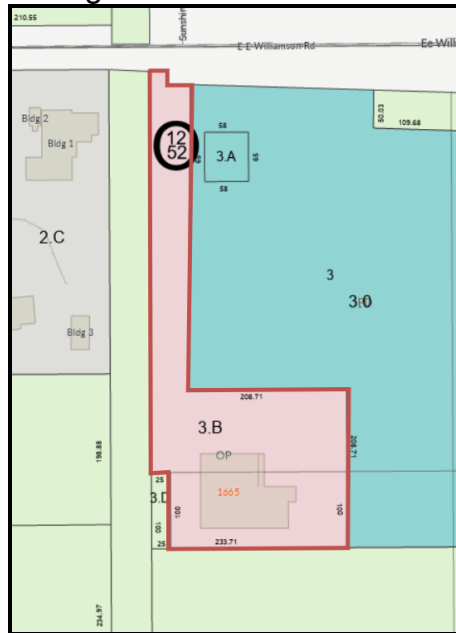
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

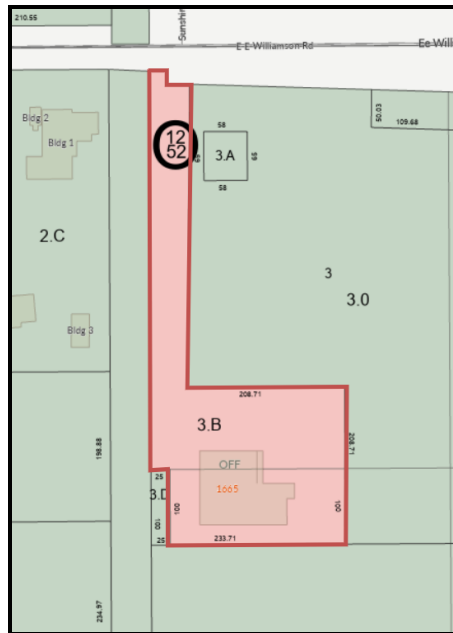
- The subject property has a Future Land Use of Office and an OP (Office) zoning designation. The proposed office and supporting incidental uses are permitted in OP (Office) Zoning District.
- An approved Small Site Plan will be required before a change of use building permit can be issued. The plan must show the removal of fencing and demonstrate that the proposed use meets the required parking. If there is any increase in impervious surface area, a detailed drainage analysis will be required, along with Development Review Engineering's approval of additional retention through a full Site Plan review.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	If major site changes are proposed a full buffer review would be completed at Site Plan review. Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
3.	Comprehensive Planning	Future Land Use of OFF has maximum FAR of 0.35 and allows for zonings of OP, RP, A-1, PD or PLI. Uses are listed in Future Land Use section Policy FLU 5.3.1 Office as follows: Uses A Conversion of existing residential structures to low intensity professional office uses; B General office development; C Nursery schools, libraries, laboratories, and day care centers; D Public elementary schools, public middle schools, and public high schools; and E Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. F Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area. Based on this, the proposed use appears to be consistent with the OFF Future Land Use, the underlying zoning requirements must also be met.	Info Only
4.	Comprehensive Planning	Site is located adjacent to the Seminole Rails to Trails system. Consider a connection to the system to support outdoor recreation activities.	Info Only
5.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only

6.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
7.	Planning and Development	The subject property has a Future Land Use of Office and an OP (Office) zoning designation.	Info Only
8.	Planning and Development	The proposed office and supporting incidental uses are permitted in the way described in OP (Office) Zoning District designation.	Info Only
9.	Planning and Development	The proposed project is subject to Small Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
10.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 11 Chapter 30. Parking requirements for the subject use are: 4 parking spaces for every 1,000 square feet; <u>requiring 39 parking spaces.</u> While there are roughly 50 parking spaces on the site it appears that the fencing installed in 2020 is obstructing access to a number of the required parking spaces, this will need to be addressed during the Small Site Plan Review.	Info Only
11.	Planning and Development	The building setbacks required for the OP Zoning are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, and Zero (0) foot Side Yard.	Info Only
12.	Planning and Development	The subject site is within the Wekiva Study and shall comply with the following Policies in the Seminole County Comprehensive Plan Policy FLU 2.3.12: B. Most Effective Recharge Areas 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments;	Info Only

		2. Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and, 3. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: a. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and b. With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.	
13.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
14.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADeco_CH30ZORE_PT15OULIRE	Info Only
15.	Planning and Development	Dumpsters will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE Land Development Code Seminole County, FL Municode Library	Info Only
16.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
18.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1,	Info Only

		Section 18.2.3.5.1.1	
19.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
20.	Public Safety - Fire Marshal	A change of use application shall be applied for through the building department and any type of modifications to the structure shall have proper permitting as well.	Info Only
21.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com or permit modification,	Info Only
22.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
23.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
24.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall across multiple private properties to an isolated landlocked depression.	Info Only
25.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Info Only
26.	Public Works -	Based on a preliminary review, the site is either,	Info Only

	Engineering	Land Locked, does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists downstream, therefore the site will be required to retain the entire 100-year, 24-hour storm event volume onsite without discharge for any new impervious proposed.	
27.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. The site is considered high recharge.	Info Only
28.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
29.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation (Day Care vs Professional Office) for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu